





#215  
CRITICAL AREA

Description

Beginning at a point on the South side of Sparrows Point Road, 215.00 feet West from the point of intersection with the centerline of Masseth Avenue, and running Southeasterly, the following bearings and distances:

South 00°10' 20" East, 624.16 feet;  
South 63°16' 40" West, 13.67 feet;  
North 77°52' 23" West, 104.12 feet;  
North 00°10' 20" West, 605.00 feet to a point on the South side of Sparrows Point Road; thence running Northeasterly binding on a line along the South side of Sparrows Point Road,

North 88°16' 40" East, 114.00 feet to the point of beginning, enclosing 1.62 Acre, Lot #1, Parcel: 400, Liber: 51, Folio: 3, Map: 111, otherwise known as 2311 Sparrows Point Road, in the 15th Election District.



AL ERDI, P.E.  
STRUCTURAL - CIVIL CONSULTANT  
P.O. BOX 10055, TOWSON, MD. 21204  
(301) 552-5153

19 June, 1989

Mr. J. Robert Haines,  
Zoning Commissioner-  
Baltimore County.

RECEIVED  
JUN 16 1989  
ZONING OFFICE

Re: Petition for Special Hearing,  
Case Number :#89-330-SPH -  
SS Sparrows Point Rd., 215'  
W c/l Masseth Rd.  
2311 Sparrows Point Rd., E.D.:15  
7th Councilmanic.  
Petitioner: Richard Staszak.

Please find enclosed the existing floor plans you have requested for Full House Tavern. If you have any questions, please advise.

Very truly yours,

Al Erdi, P.E.

Encl.  
c: Mr. R. Staszak  
cc: File  
RE/re.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

December 6, 1989



Dennis F. Rasmussen  
County Executive

Richard Staszak  
2311 Sparrows Point Rd.  
Baltimore, Maryland 21219

RE: Zoning Use  
Expansion & Class B Office Bldg.  
2311 Sparrows Point Rd.  
15th Election District

Dear Mr. Staszak:

From the floor plan drawing which you submitted, it is difficult to answer your questions. A scaled and dimensioned site plan would be more appropriate. The location of the pit beef structure (-55' south of existing structure on Petitioner's Exhibit #1) appears to differ with this floor plan. A Class B Office Building is permitted in a Residential-Office (RO) zone by Special Exception only. Enclosed are the self-explanatory forms to file the petition.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

JAMES E. DYER  
Zoning Supervisor

John J. Sullivan, Jr.  
By: John J. Sullivan, Jr.  
Planning & Zoning Associate, III

JJS:jat

cc: File

Feb. 21, 1989.

To Whom IT May Concern,  
I hereby verify that  
2311 Sparrows Point Road, now  
trading as the Full House  
Saloon, has existed as a  
Tavern prior to 1943 and  
has done so to date.

Stanley G. Oppenheimer  
2325 Sparrows Pt. Rd.  
Bldg, Apt. 21219

Richard Staszak  
Witness

PETITIONER'S  
EXHIBIT 2

Feb. 21, 1989.  
To Whom IT May Concern,  
I hereby verify that  
2311 Sparrows Point Road, now  
trading as the Full House  
Saloon, has been a tavern  
prior to 1943 and has traded  
as a tavern establishment  
to date.

John J. Sullivan, Jr.  
2402 E. Ave. 21219

Richard Staszak  
Witness

PETITIONER'S  
EXHIBIT 3

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Mr. R. Staszak	2311 SPARROWS POINT RD.
Mr. Erdi	P.O. Box 10055

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: Special Hearing  
Petitioner: Richard Staszak, et al.  
Location of property: 2311 Sparrows Pt. Rd., 215' W c/l Masseth Rd.  
Location of Sign: 2311 Sparrows Pt. Rd., 30' E. c/l Masseth Rd.  
Remarks: 07-10-1989  
Posted by: [Signature]  
Number of Signs: 1  
Date of return: 5/14/89

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 5/23/89



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Richard Staszak  
2311 Sparrows Point Road  
Baltimore, Maryland 21219  
Re: Petition for Special Hearing  
CASE NUMBER: 89-330-SPH  
SS Sparrows Point Road, 215' W c/l Masseth Road  
2311 Sparrows Point Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Richard Staszak, et al.

Dear Petitioners:

Please be advised that \$109.43 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 033018  
DATE: 6-8-89 ACCOUNT: R-01-615-000  
RECEIVED FROM: Richard Staszak  
FOR: P.A. 6/8/89 Hearing 89-330-SPH  
AMOUNT: \$ 109.43  
INITIALS: [Signature]  
VALIDATION OR SIGNATURE OF CASHIER

TRENT L. SEAWELL  
ATTORNEY AT LAW  
7902 BELAIR ROAD  
BALTIMORE, MARYLAND 21236  
(301) 665-0360  
March 21, 1989

Baltimore County Zoning Commission  
Office of Planning and Zoning  
Towson, Maryland 21204  
Attn: J. Robert Haines  
Zoning Commissioner

Re: Petition for Special Hearing  
Case No: 89-330-SPH  
Mr. and Mrs. Richard Staszak  
2311 Sparrows Point Road

Dear Mr. Haines:

The above captioned matter was previously scheduled for a hearing on February 21, 1989; not only did I not appear on behalf of my clients, they came to the hearing without proper documentation as to the nonconforming use. I apologize for wasting your time and that of your staff.

I am now given to understand that Mr. and Mrs. Staszak have the necessary documentation, therefore, I respectfully request that you reschedule a hearing in regard to this matter.

Very truly yours,  
Trent L. Seawell

TLS:dds



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

March 22, 1989

Dennis F. Rasmussen  
County Executive

Mrs. Catherine Staszak  
2311 Sparrows Point Road  
Baltimore, Maryland 21219

RE: Case 89-330 SPH  
Richard Staszak and wife  
Petition for Special Hearing

Dear Mrs. Staszak:

I have attempted to return your phone call on several occasions, but have been unsuccessful. I understand from the message I received that you have secured witnesses you believe are necessary to establish your nonconforming use.

As you will recall, I have continued this matter in order to allow you time to obtain these additional witnesses and, I will have the case rescheduled for hearing now that you are prepared. You will receive notification of the hearing date through the ordinary mail and a new sign will be posted on the property.

Thank you for your time and cooperation.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

JRH:mmm

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

February 23, 1989

Dennis F. Rasmussen  
County Executive

Trent Seawell, Esquire  
7502 Belair Road  
Baltimore, Maryland 21236

RE: Petition for Special Hearing  
Mr. and Mrs. Richard Staszak  
2311 Sparrows Point Road  
Case 89-330-SPH

Dear Mr. Seawell:

Early this morning I conducted a hearing regarding the above captioned matter, pursuant to the authority granted to the Zoning Commissioner of Baltimore County to determine a nonconforming use. According to the Petitioners, Mr. and Mrs. Staszak, they are represented by you in this matter and you were unable to attend the hearing. I had no prior knowledge of your problem.

I held this matter over to allow the Petitioners time to provide additional evidence to establish their case. If I did not hold this matter under advisement, I would have been forced to deny the Petition in light of the incomplete case presented. There simply was not enough evidence provided to meet the burden of going forward.

I have explained to your clients that if I do not receive additional substantial evidence establishing the prerequisites of a nonconforming use and further satisfy the requirements set forth in McKenney v. Baltimore County, Maryland 39 Md. App 257, 385 A2d 96 (1978), I will have no choice but to deny the relief requested.

Trent Seawell, Esquire  
page 2.....

According to the information provided during the hearing, Mr. Opozentkoski is unavailable to give oral testimony because of a broken hip. Therefore, pursuant to Zoning Commissioner's Rule IV (B), I will accept written evidence to further substantiate a factual basis for this possible nonconforming use. I will accept written evidence, in deposition format from Mr. Opozentkoski, if provided, or or before March 15, 1989.

Thank you for your time and cooperation.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

JRH:mmm  
cc: Mr. and Mrs. Richard Staszak  
2311 Sparrows Point Road  
Baltimore, Md. 21219

cc: Mr. Al Erdi, P.E.  
P.O. Box 10055  
Towson, Maryland 21285-0055

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10th Date of Posting: 2/17/89  
Posted for: Special Hearing  
Petitioner: Richard Staszak, et ux  
Location of property: 2311 Sparrows Point Rd., 21st W c/l Masseth Road  
2311 Sparrows Point Rd.  
Location of Sign: 2311 Sparrows Point Rd., near P.O. for reading, as property of Baltimore Co.  
Remarks:  
Posted by: J. Robert Haines Date of return: 2/17/89  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

February 3, 1989

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case 89-330-SPH - P.O. #09043 - Reg. #25218 - 84 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 3rd day of February 1989; that is to say, the same was inserted in the issues of February 2, 1989

Kimbel Publication, Inc.

per Publisher.

By KCOJ

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 3, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 2, 1989.

THE JEFFERSONIAN,

S. Zane  
Publisher

PO 09602  
M 25317  
cc: 89-330-SPH  
price \$37.43

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

Date: 2/7/89

Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Richard Staszak  
2311 Sparrows Point Road  
Baltimore, Maryland 21219

RE: Petition for Special Hearing  
CASE NUMBER: 89-330-SPH  
55 Sparrows Point Road, 21st W c/l Masseth Road  
2311 Sparrows Point Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Richard Staszak, et ux  
Hearing Scheduled: Tuesday, February 21, 1989 at 10:30 a.m.

Dear Mr. & Mrs. Staszak:

Please be advised that \$7.43 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

JRH:gs  
cc: Trent Seawell, Esq.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

January 18, 1989

Dennis F. Rasmussen  
County Executive

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing  
CASE NUMBER: 89-330-SPH  
55 Sparrows Point Road, 21st W c/l Masseth Road  
2311 Sparrows Point Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Richard Staszak, et ux  
Hearing Scheduled: Tuesday, February 21, 1989 at 10:30 a.m.

Special Hearing: Nonconforming use of 2311 Sparrows Point Road as a Tavern.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: Richard Staszak, et ux  
Trent Seawell, Esq.  
File  
Chesapeake Critical Area Commission

#### 89-330-SPH

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of January, 1989.

J. Robert Haines  
Zoning Commissioner

Petitioner: Richard Staszak, et ux  
Petitioner's Attorney: Trent Seawell, Esquire  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 6, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

#### MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Trent Seawell, Esquire  
7502 Belair Road  
Baltimore, MD 21236

RE: Item No. 215, Case No. 89-330-SPH  
Petitioner: Richard Staszak, et ux  
Petition for Special Hearing

Dear Mr. Seawell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer/jw  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Al Erdi, P.E.  
P.O. Box 10055  
Towson, MD 21285



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: January 26, 1989

FROM: Robert W. Bowling, P.E.

SUBJECT: Item #215

PROPERTY OWNER: Richard S. Staszak  
LOCATION: SS Sparrows Point Road  
215' W of centerline of Masseth Road  
#2311 Sparrows Point Road

DISTRICT: 15

## HIGHWAY COMMENTS:

Sparrows Point Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

## STORM DRAIN COMMENTS:

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

## WATER AND SANITARY SEWER COMMENTS:

Public water and sanitary sewer exist in Sparrows Point Road and are available for service to this site.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RWB:DFM:pab

cc: File

STASZAK/TXTMEM09

CPS-008

Maryland Department of Transportation  
State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

December 19, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Att: James Dyer

Re: Baltimore County  
Richard Staszak Property  
Full House Saloon  
Zoning meeting 12/13/88  
S/S Sparrows Point Road  
MD 718  
215' west of Masseth Road  
Item #215

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve nonconforming use of 2311 Sparrows Point Road as a tavern, we have the following recommendation.

We recommend the frontage of this property be channelized with concrete curb and gutter and the construction of a 25' entrance for the purpose of safe ingress and egress.

If you have any questions, call Larry Brocato (333-1350).

Very truly yours,

*Creighton J. Mills, Jr.*  
Creighton J. Mills, Jr.  
Chief Bureau of Engineering  
Access Permits

LB/es

cc: Mr. Al Erdi, P.E.  
Mr. J. Ogile

DEC 21 1988  
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 1-800-445 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3554

January 17, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 35, 200, 215, 232, 233, 234, and 235.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lw

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: February 13, 1989

FROM: Pat Keller, Deputy Dir. or Planning and Zoning

SUBJECT: Richard Staszak  
Zoning Petition No. 89-330-SPH

The office of Planning and Zoning is not opposed to the above project. The Police Department, however, should be contacted to determine if use has generated impact on the community.

Also, a landscape plan, including streetscape shall be reviewed and approved by the County Landscape Planner.

PK/sf

RECEIVED  
FEB 13 1989  
ZONING OFFICE

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Mr. Robert M. Sheesley

SUBJECT: 2311 Sparrows Point Road  
Request for Special Hearing Item #215  
to establish non-conforming use

The subject property is located at 2311 Sparrows Point Road in Sparrows Point along Jones Creek. The site is within the Chesapeake Bay Critical Area and is classified as Limited Development Area.

The applicant has requested a Special Hearing to establish non-conforming use of an existing tavern and carry-out pit beef service. No construction is proposed.

The existing structures on the site are a 1,145 square foot 2-story tavern, a 395 square foot pit beef stand, and 34 parking spaces. The parking lot extends the width of the lot, 114 feet, and approximately 180 feet from Sparrows Point Road.

In reference to non-conforming use, the Chesapeake Bay Critical Area Criteria states:

"After program approval, local jurisdictions shall permit the continuation, but not necessarily the intensification or expansion, of any use in existence on the date of program approval, unless the use has been abandoned for more than one year or is otherwise restricted by existing local ordinances." (COMAR 14.15.02.07 A)

In accordance with the above Criteria and Baltimore County Zoning Regulations (1955, Bill No. 18-76, Section 104.1), the above use is permitted to continue if deemed a non-conforming use by the Baltimore County Zoning Commissioner.

In the future if an expansion of use is proposed that exceeds 25% of the ground floor so used, the Department shall request a Critical Area findings plan that addresses Chesapeake Bay Critical Area requirements.

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4300

Paul H. Reincke  
Chief

December 29, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Richard Staszak, et ux (Critical)

Location: SS Sparrows Pt. Rd., 215' W of c/l of Masseth Road  
2311 Sparrows Pt. Road  
Item No.: 215 Zoning Agenda: Meeting of 12/13/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* NOTED & APPROVED: *Paul H. Reincke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

CC Trent Seawell  
2/14/89

CPS-008

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 215, Zoning Advisory Committee Meeting of December 12, 1988

Property Owner: *Richard Staszak et ux*  
Location: *2311 Sparrows Point Road* District: *15*  
Water Supply: *water* Sewage Disposal: *water*

## COMMENTS AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plant Review Section, Bureau of Regional Community Services, for food review and approval.
- ( ) Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 424-2775, to obtain requirements for such installations before work begins.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (1,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any construction operation which has a total cooling surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plant Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other apparatuses pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 424-2775.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Health and Child Welfare.
- ( ) If Subdivision work and all changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to raising of existing structures, petitioner must contact the Division of Waste Management at 424-2780, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 424-2775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have prior to removal or abandonment, owner must contact the Division of Waste Management at 424-2780.
- ( ) Soil percolation tests, have been \_\_\_\_\_ Must be \_\_\_\_\_ conducted.
- ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_
- ( ) is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the probability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

*Robert W. Sheesley*  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

Mr. J. Robert Haines  
January 6, 1989  
Page 2

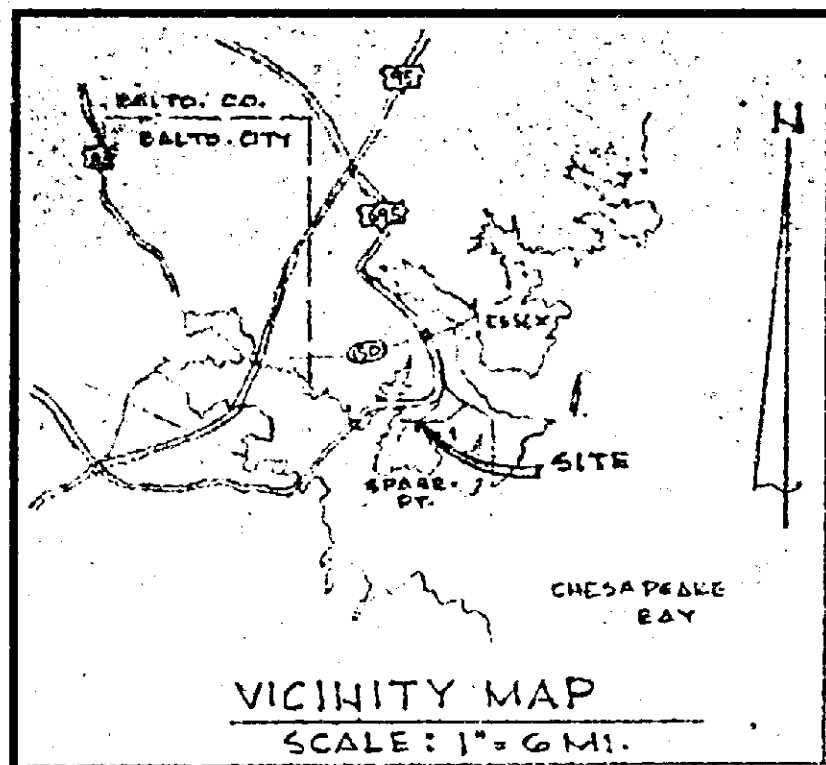
Please contact Mr. David C. Flowers at 887-3980 if you have any questions.

*Robert W. Sheesley*  
Robert W. Sheesley, Director  
Department of Environmental Protection  
and Resource Management

RWS:KLC:tjg

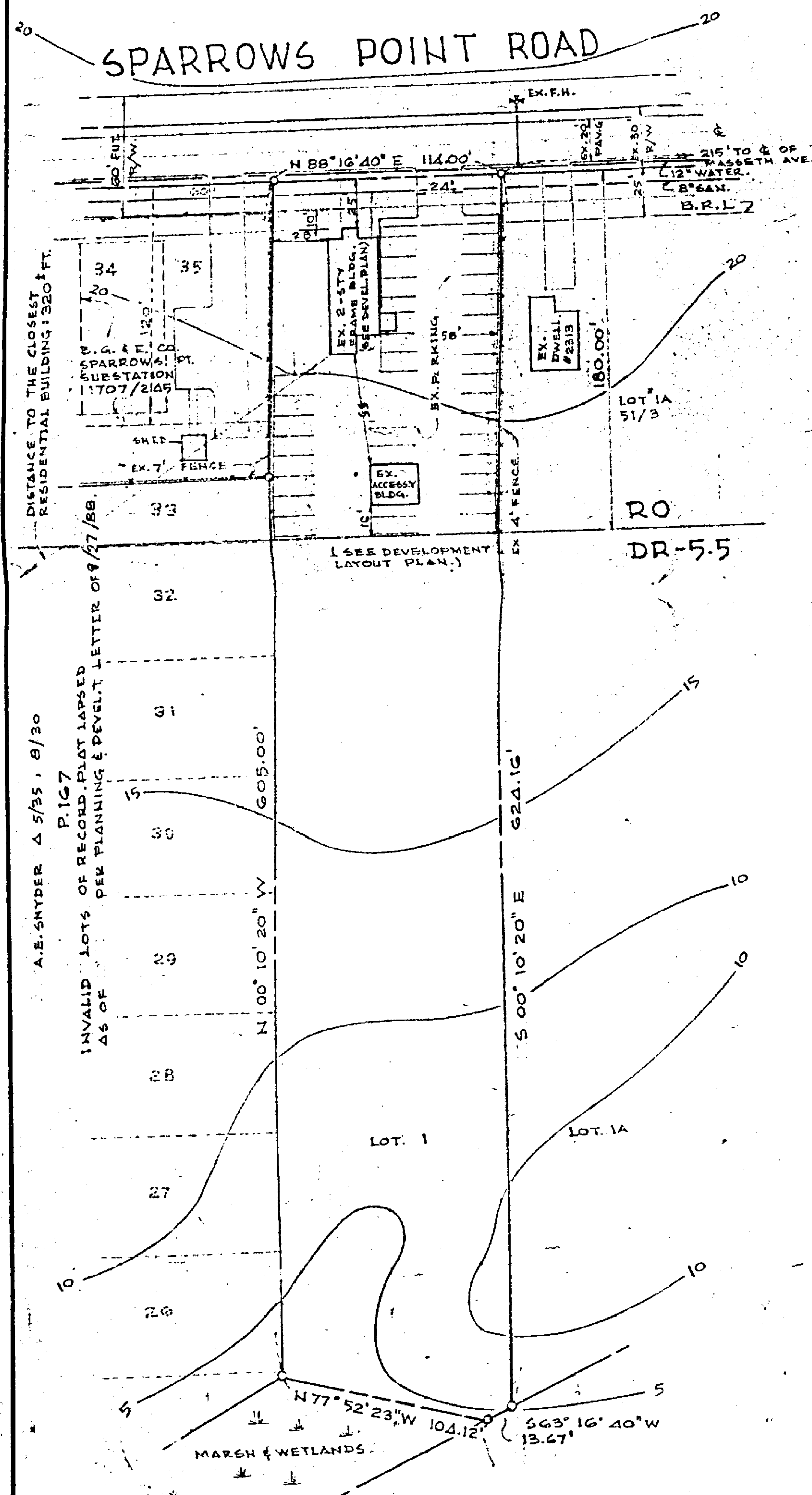
cc: The Honorable Ronald B. Hickernell





PROPERTY REFERENCES:

LOT : 1  
 PARCEL : 400  
 LIBER/FOLIO : 51/3  
 MAP : 111  
 E.D. : 15  
 ZONE : RO  
 AREA : 1.62 A. (70,482 ± sq ft)  
 SETBACKS : FRONT/SIDE : 10 FT.  
 REAR : 20 FT.  
 PREVIOUS ZONING : BL.



SITE PLAN  
 SCALE: 1"=50'

### PARKING DATA

MAIN (2 STORY) STRUCTURE

USE : TAVERN  
 FIRST FLOOR:  
 TOTAL FLOOR AREA = 1,145 sq ft  
 NUMBER OF SPACES REQUIRED = 1,145 / 50 sq ft/sp = 23 SPACES  
 SECOND FLOOR:  
 USE : RESIDENCE (1 UNIT)  
 NUMBER OF UNITS EXISTING = 1  
 NUMBER OF SPACES REQUIRED = 1 x 1.53 = 2 SPACES

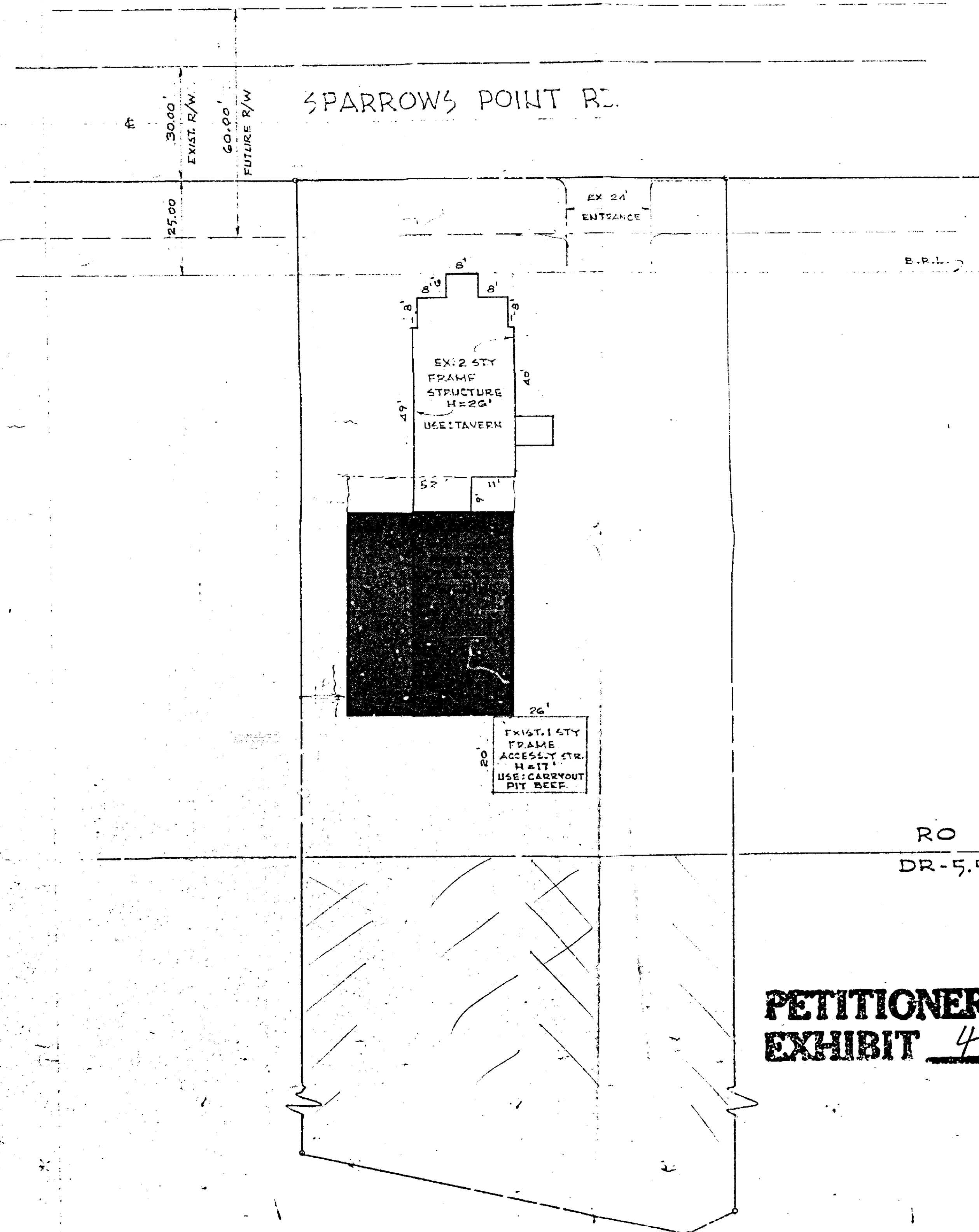
ACCESSORY (1 STORY) STRUCTURE

USE : 1 PIT BEEF SERVICE  
 TOTAL FLOOR AREA = 395 sq ft  
 NUMBER OF SPACES REQUIRED = 395 / 50 sq ft/sp = 8 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED = 33  
 TOTAL NUMBER OF PARKING SPACES EXISTING = 34  
 PARKING SPACE SIZE: 9' x 20'  
 PARKING SURFACE: 2" ASPHALT EXISTS.  
 PARKING LIGHTING: EXISTING FLOOD LIGHTS.  
 LOCATION: 14' HIGH, UNDER SOFFIT.  
 DIRECTION: DOWN TO PARKING.

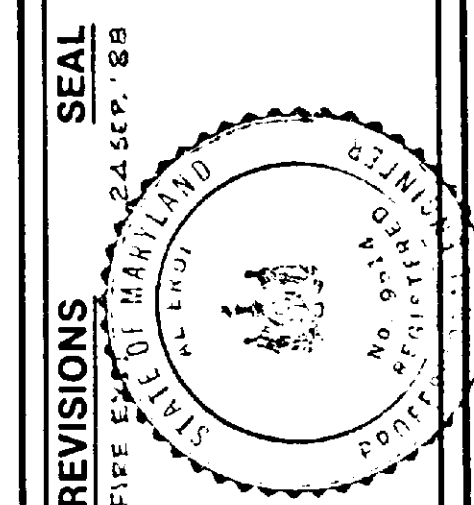
### NOTES:

1. THE SITE PLAN IS BASED ON SURVEY AND DRAWING BY HOWARD R. MASON, P.E., 9826 FOX HILL RD., PERRY HALL, MD. 21128, DATED APRIL '87.
2. THIS DRAWING IS PREPARED FOR THE PURPOSE OF PROVIDING THE STRUCTURAL DETAILS FOR THE PROPOSED IMPROVEMENTS ONLY.
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6. COMPLETED WORK SHALL BE ACCORDING TO THIS DRAWING. NO CHANGE OR DEVIATION SHALL BE MADE WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER AND/OR THE COUNTY.
7. ALL WORK SHALL BE INSPECTED AND APPROVED BY BALTIMORE COUNTY AS REQUIRED. THE BUILDER SHALL SUPERVISE THE WORK, AND BE RESPONSIBLE FOR COMPLIANCE.



DEVELOPMENT PLAN  
 SCALE: 1"=20'

SCALE: AS SHOWN  
 DATE: 20 APRIL '89  
 DWN: A.E.



AL ERDI, P.E.  
 Structural - Civil Consultant  
 P.O. BOX 10835  
 TOWSON, MD 21204

592 5153

PLAN TO ACCOMPANY PETITION FOR A SPECIAL  
 HEARING TO ESTABLISH NONCONFORMING USE

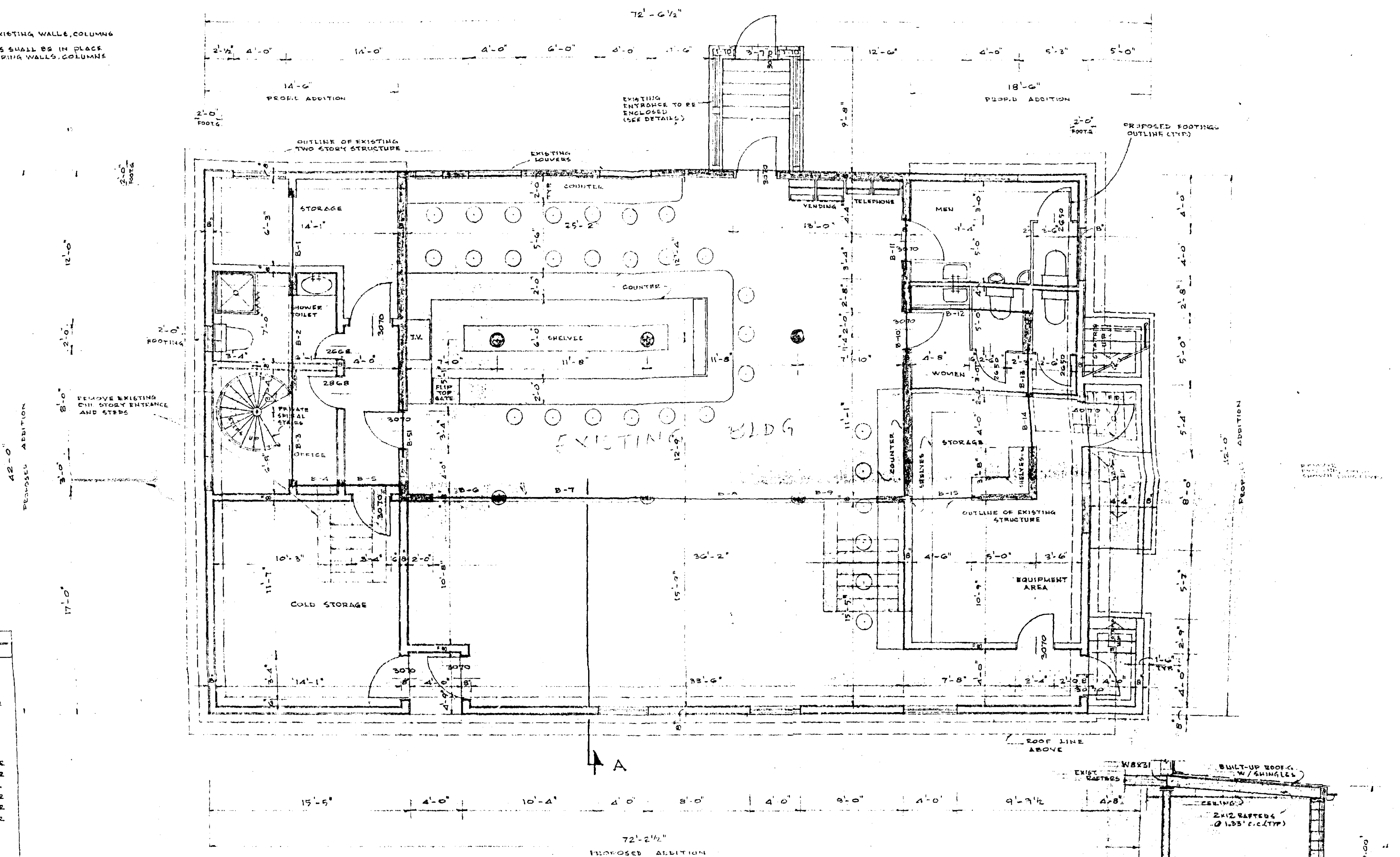
"FULL HOUSE SALOON" - BAR/RESTAURANT  
 2311 SPARROWS POINT RD., BALTIMORE, MD 21219.  
 OWNERS: CATHERINE & RICHARD STASZAK

477 2590

SHEET  
 1  
 SITE &  
 DEVELOPMENT  
 PLAN

PETITIONER'S  
 EXHIBIT 4

1- SHADED AREAS ARE EXISTING WALLS, COLUMNS TO REMAIN.  
2- TEMPORARY SUPPORTS SHALL BE IN PLACE BEFORE ANY LOAD BEARING WALLS, COLUMNS ARE REMOVED.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECTION-A

NO SCALE

NO.	BEAM / LINTEL SCHEDULE	LENGTH	SIZE	TYPE
1	7'-0"	3'-2 1/2"	TIMBER	
2	7'-0"	3'-2 1/2"	TIMBER	
3	8'-0"	W 8 X 31	STEEL	
4	4'-0"	3'-2 1/2"	TIMBER	
5	6'-0"	3'-2 1/2"	TIMBER	
6	6'-0"	W 8 X 31	STEEL	
7	11'-0"	W 8 X 31	STEEL	
8	7'-0"	W 8 X 31	STEEL	
9	4'-0"	3'-2 1/2"	TIMBER	
10	4'-0"	2'-2 1/2"	TIMBER	
11	10'-0"	W 8 X 31	STEEL	
12	4'-0"	3'-2 1/2"	TIMBER	
13	6'-0"	3'-2 1/2"	TIMBER	
14	6'-0"	3'-2 1/2"	TIMBER	

NOTE: SEE SHEET 5 FOR DETAILS OF DRIVE THROUGH TOP PACKAGE GOODS STORE.

PROPOSED ADDITION

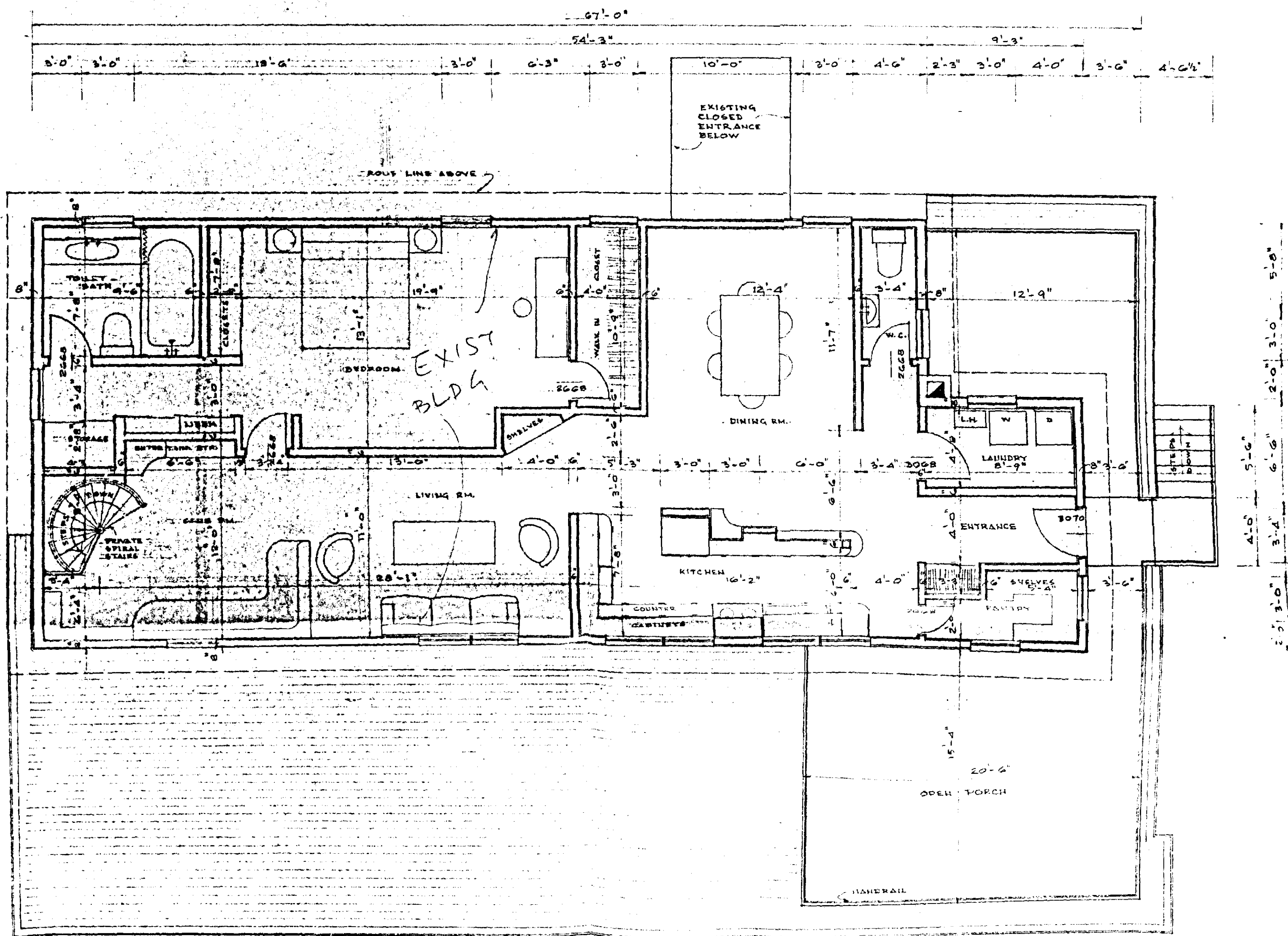
TO  
"FULL HOUSE SALOON" - BAR/RESTAURANT  
2511 SPARROWS POINT RD. BALTIMORE, MD 21219  
OWNERS: CATHERINE & RICHARD STASZAK  
477 2590

SHEET 3

FLOOR PLAN  
SPECIFICATIONS  
DETAILS

REVISIONS  
SEAL  
SCALE: AS SHOWN  
DATE: 10 SEP '89  
DWN: A.E.

AL ERI, P.E.  
Structural Civil Consultant  
P.O. BOX 10055  
TOWSON, MD 21204  
942 5153



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: SEE SHEETS 2 & 3 FOR DETAILS AND SPECIFICATIONS.

PROPOSED ADDITION

TO  
"FULL HOUSE SALOON" - BAR/RESTAURANT  
2511 SPARROWS POINT RD. BALTIMORE, MD 21219  
OWNERS: CATHERINE & RICHARD STASZAK  
477 2590

SHEET 4

FLOOR PLAN  
SPECIFICATIONS  
DETAILS

REVISIONS  
SEAL  
SCALE: AS SHOWN  
DATE: 29 JUNE '89  
DWN: A.E.

AL ERI, P.E.  
Structural Civil Consultant  
P.O. BOX 10055  
TOWSON, MD 21204  
942 5153



# PROPERTY REFERENCES:

LOT: 1  
 PARCEL: 400  
 DEED/FOLIO: 51/3  
 MAP: 111  
 ELEV: 15  
 ZONE: R0  
 AREA: 1.62 A. (70,482 ± F)  
 SETBACKS: FRONT/SIDE: 10 FT.  
 REAR: 20 FT.  
 PREVIOUS ZONING: BL

N

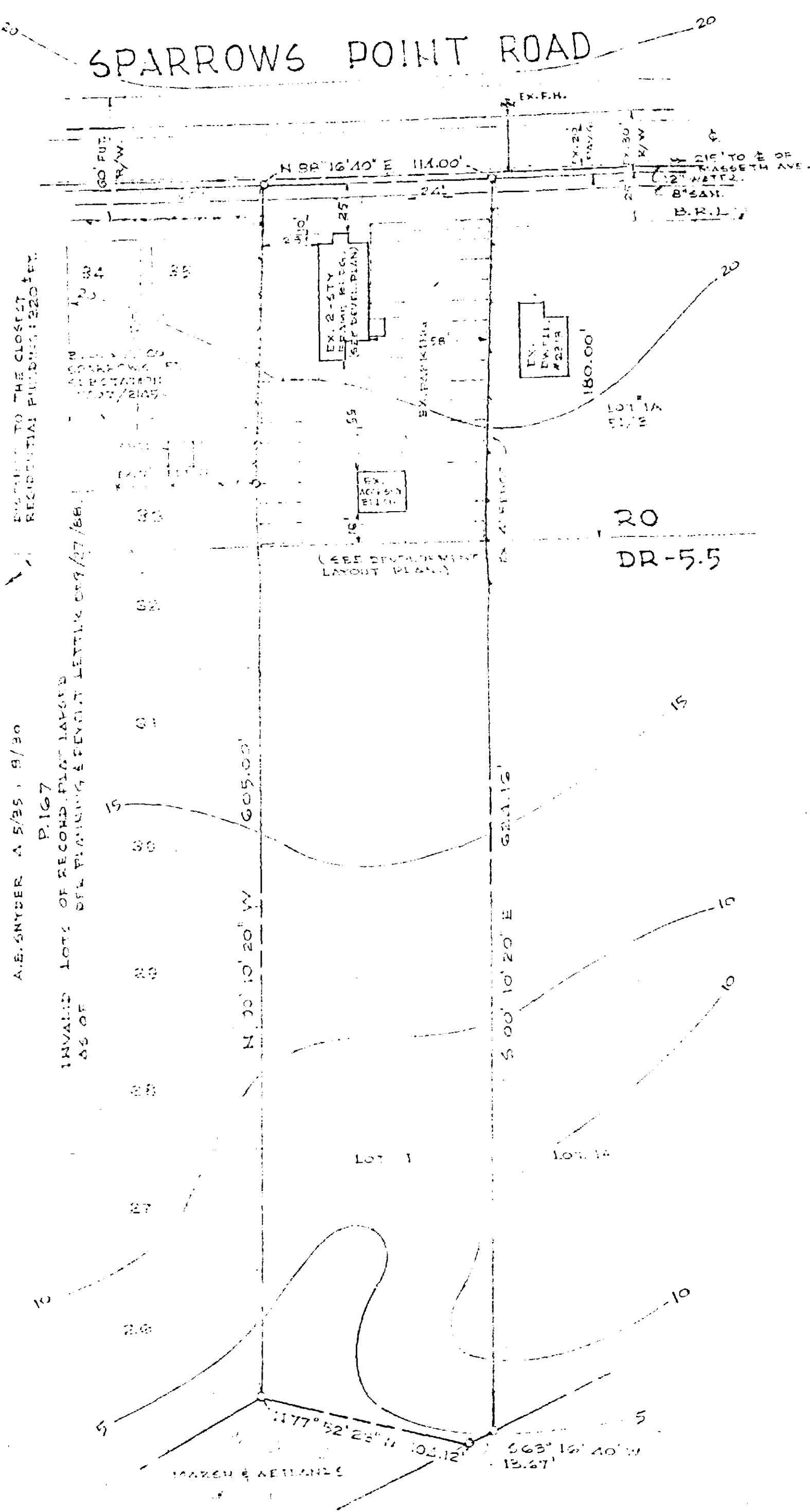
VICINITY MAP  
SCALE: 1"=200'

SPARROWS POINT ROAD

TO THE CLOSEST  
RESIDENTIAL DEVELOPMENT

ALEXANDER A 5/31/90  
P 167

INVALID LOTS OF RECORD PLATS  
AS OF



SITE PLAN  
SCALE: 1"=50'

## PROPOSED DATA

### MAIN PROPOSED STRUCTURE

USE: 1.5 TYPICAL  
 TOTAL FLOOR AREA: 11,145 ±  
 NUMBER OF STORIES REQUIRED: 11,145 / 607 ± 18 STORIES  
 SECOND FLOOR:  
 USE: 1.5 TYPICAL  
 NUMBER OF STORIES REQUIRED: 11,145 / 607 ± 18 STORIES

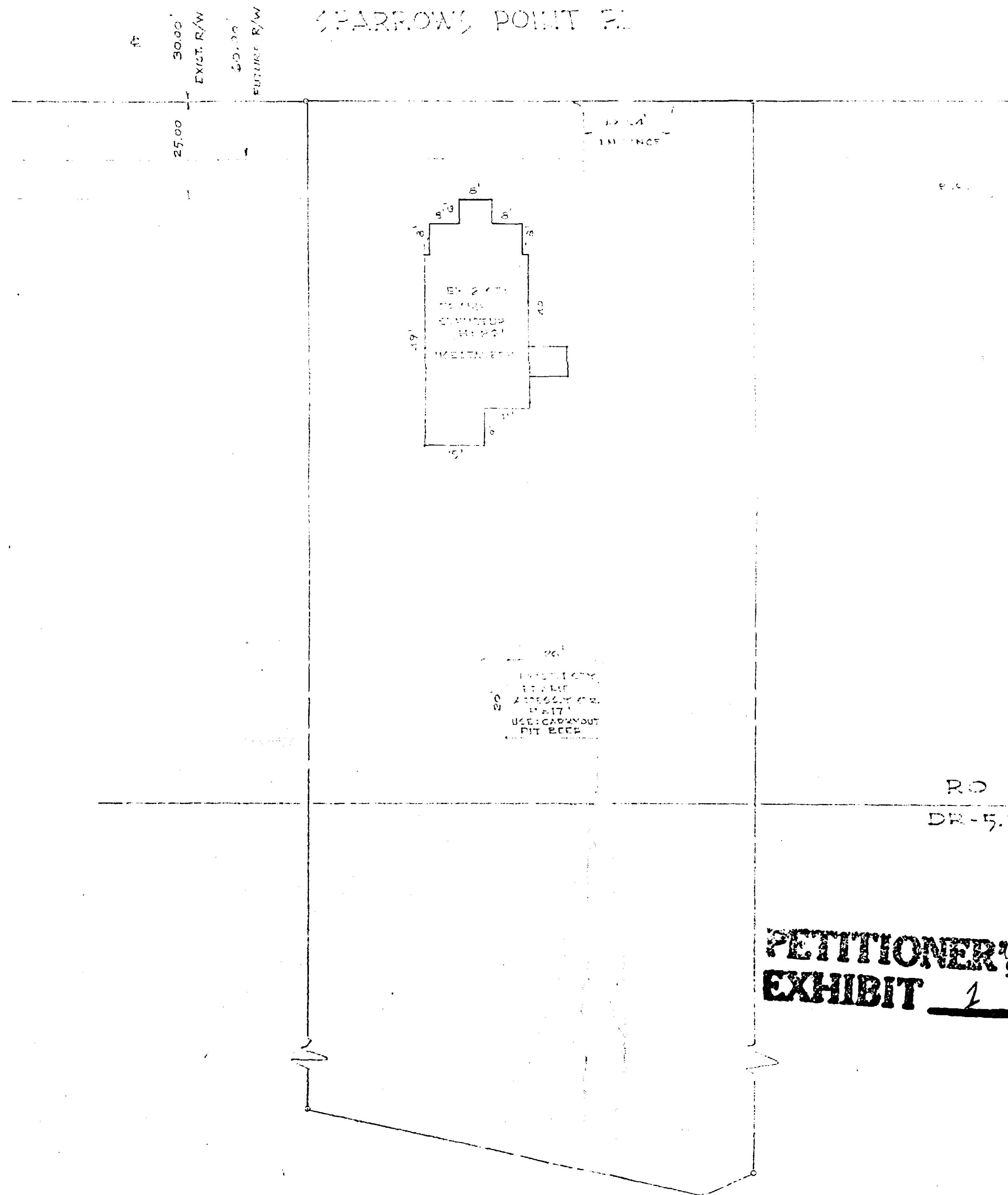
### ACCESSORY (1 STORY) STRUCTURE

USE: 1.5 TYPICAL  
 TOTAL FLOOR AREA: 1,114 ±  
 NUMBER OF STORIES REQUIRED: 1,114 / 607 ± 18 STORIES  
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 111  
 TOTAL NUMBER OF PARKING SPACES EXISTING: 111  
 PARKING SPACES: 111  
 PARKING LIGHTING: 111  
 PARKING LIGHTING: 111

## NOTES:

1. THE SITE PLAN IS BASED ON SURVEY AND DRAWING BY EDWARD R. MASON, P.E., 9826 FOX HILL RD., PERRY HALL, MD. 21129, DATED APRIL '87.
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SPARROWS POINT RD



DEVELOPMENT PLAN  
SCALE: 1"=20'

PETITIONER'S  
EXHIBIT 1

CRITICAL #215

SHEET

AL ERDI, P.E.  
 Structural - Civil - Consultant  
 P.O. BOX 10055  
 TOWSON, MD 21204

PLAN TO ACCOMPANY PETITION FOR AN INTEREST  
HEARING TO ESTABLISH HOW THE PROPERTY

TO THE JUDICIAL CIRCUIT COURT  
 200 SPARROWS POINT PLACE  
 BALTIMORE, MD 21204

REVISIONS

SEAL

SCALE:

DATE:

DWN: